# \$466,875 - 45 Sienna Boulevard, Fort Saskatchewan

MLS® #E4436718

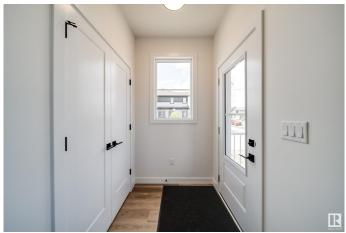
#### \$466,875

3 Bedroom, 2.50 Bathroom, 1,647 sqft Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome Home! Introducing the Emerald model built by the award winning Justin Gray Homes in our brand new Modern Farmhouse V2 professionally designed colour palette. Don't miss out on the chance to own a first-of-it's-kind model in the community of Sienna, close to schools, recreation and much more! 1,658 sqft of living space, this home is optimal for those looking to mix luxury w/ affordability. Enjoy luxury vinyl plank through the lower level, w/ plush carpet upstairs. The upstairs BONUS ROOM is the perfect spot for relaxation, giving you extra space away from the main living room. Enjoy the convenience of **UPSTAIRS LAUNDRY! UPGRADED** FOUNDATION w/Delta wrap on tar sprayed concrete walls! This CORNER LOT has a tons of light w/ upgraded high visibility & TRIPLE PANE WINDOWS! Marvel at the walk in pantry the upgraded cabinetry & fixtures throughout the large kitchen. This home also comes FULLY LANDSCAPED & POURED CONCRETE DOUBLE GARAGE PAD, move in without the worry of needing to source it vourself!







Built in 2025

### **Essential Information**

MLS® #	E4436718
Price	\$466,875

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	45 Sienna Boulevard
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0W3
City County Province	Fort Saskatchewan ALBERTA AB

# Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, HRV
	System
Parking	Parking Pad Cement/Paved

## Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

# Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Landscaped, Playground Nearby,
	Public Swimming Pool, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date ListedMay 15th, 2025Days on Market33ZoningZone 62

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Listing information last updated on June 17th, 2025 at 2:17am MDT